

**A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 1631 East Pontiac Street,  
Fort Wayne, Indiana 46803. (ALCONEX SPECIALTY  
PRODUCTS, INC.)**

**WHEREAS**, Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended and I.C. 6-1.1-12.1, to wit:

**Attached hereto as "Exhibit A" as if a part herein;**  
and

**WHEREAS**, said project will create 12 permanent jobs for a total additional annual payroll of \$300,000, with the average new annual job salary being \$25,000 and retain 23 permanent jobs for a current annual payroll of \$772,000, with the average current annual job salary being \$33,565; and

**WHEREAS**, the total estimated project cost is \$2,200,000; and

**WHEREAS**, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution; and

**WHEREAS**, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

**WHEREAS**, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA:**

1           **SECTION 1.** That, the Resolution previously designating the above described property as an  
2           "Economic Revitalization Area" is confirmed in all respects.

3           **SECTION 2.** That, the hereinabove described property is hereby declared an "Economic  
4           Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the  
5           effective date of this Resolution and terminate on December 31,2005.

6           **SECTION 3.** That, said designation of the hereinabove described property as an "Economic  
7           Revitalization Area" shall apply to a deduction of the assessed value of personal  
8           property for new manufacturing equipment.

9           **SECTION 4.** That, the estimate of the number of individuals that will be employed or whose  
10          employment will be retained and the estimate of the annual salaries of those  
11          individuals and the estimate of the value of the new manufacturing equipment, all  
12          contained in Petitioner's Statement of Benefits are reasonable and are benefits that  
13          can be reasonably expected to result from the proposed described installation of the  
14          new manufacturing equipment.

15          **SECTION 5.** The current year approximate tax rates for taxing units within the City would be:

- 16          (a)     If the proposed new manufacturing equipment is not installed, the approximate  
17                  current year tax rates for this site would be \$9.2453/\$100.  
18          (b)     If the proposed new manufacturing equipment is installed and no deduction is  
19                  granted, the approximate current year tax rate for the site would be \$9.2453 /\$100  
20                  (the change would be negligible).  
21          (c)     If the proposed new manufacturing equipment is installed, and a deduction  
22                  percentage of eighty percent (80%) is assumed, the approximate current year tax  
23                  rate for the site would be \$9.2453/\$100 (the change would be negligible).

24          **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the  
25          assessed value of the new manufacturing equipment shall be for a period of five  
26          years.

27          **SECTION 7.** The benefits described in the Petitioner's Statement of Benefits can be  
28          reasonably expected to result from the project and are sufficient to justify the  
29          applicable deductions.  
30



**SECTION 8.** For new manufacturing equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Department of Economic Development. For subsequent years, the performance report must be updated within sixty days after the end of each year in which the deduction is applicable.

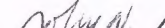
**SECTION 9.** The performance report must contain the following information:

- (a) The cost and description of real property improvements and/or new manufacturing equipment required.
- (b) The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- (c) The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- (d) The total number of employees employed at the facility receiving the deduction.
- (e) The total assessed value of the real and/or personal property deductions.
- (f) The tax savings resulting from the real and/or personal property being abated.

**SECTION 10.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

APPROVED AS TO FORM AND LEGALITY

J. Timothy McGauley  
J. Timothy McGauley, City Attorney

  
\_\_\_\_\_  
Member of Council

# Legal Description

## DESCRIPTION

Part of Lot #42 in Lillie's Out Lots together with part of the East Half of the East Half of the Southeast Quarter of Section 12, Township 30 North, Range 12 East, in the City of Fort Wayne, Allen County, Indiana, all being more particularly described as follows, to wit:

Beginning at the point of intersection of the North right-of-way line of Pontiac Street, as it presently exists, with the East right-of-way line of Winter Street, as it presently exists; thence North, on and along said East right-of-way line, a distance of 375.35 feet to the point of intersection of said East right-of-way line with the North line of said Lot #42; thence Easterly, on and along said North line, a distance of 286.6 feet to the Northeast corner thereof; thence South, on and along the East line of said Lot #42 and the Southerly projection thereof, being also the West right-of-way line of Lillie Street, a distance of 381.25 feet to the point of intersection of said West right-of-way line with the North right-of-way line of Pontiac Street; thence Westerly, on and along said North right-of-way line, a distance of 286.75 feet to the point of beginning, containing 2.489 acres of land, subject to all easements of record.

TOGETHER WITH: The South 30.0 feet of Lot #38 in Rau's Addition to the City of Fort Wayne, Indiana.

ALSO TOGETHER WITH: Lots #7 and #8 in Eckel's Subdivision of Lots #43 and #44 in Lillie's Out Lots to the City of Fort Wayne, Indiana.

This property is in Zone C according to Flood Insurance Rate Map 180003 0030 B, effective April 3, 1985.

## CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

I hereby certify that the above survey is correct.

*Zohrab K. Tazian*  
Registered Land Surveyor



THE S. 30' OF LOT #38 RAU'S ADDN., LOTS #7 & #8 ECKEL'S SUB., LOT #42 LILLIE'S OUT LOTS TOGETHER WITH PART OF E 1/2, E 3/4, SEC. 12, T30N, R12E, ALL IN THE CITY OF FORT WAYNE, IND.

SCALE 1" = 40'

APPROVED BY

DRAWN BY SLF

DATE: 5 OCT. 88

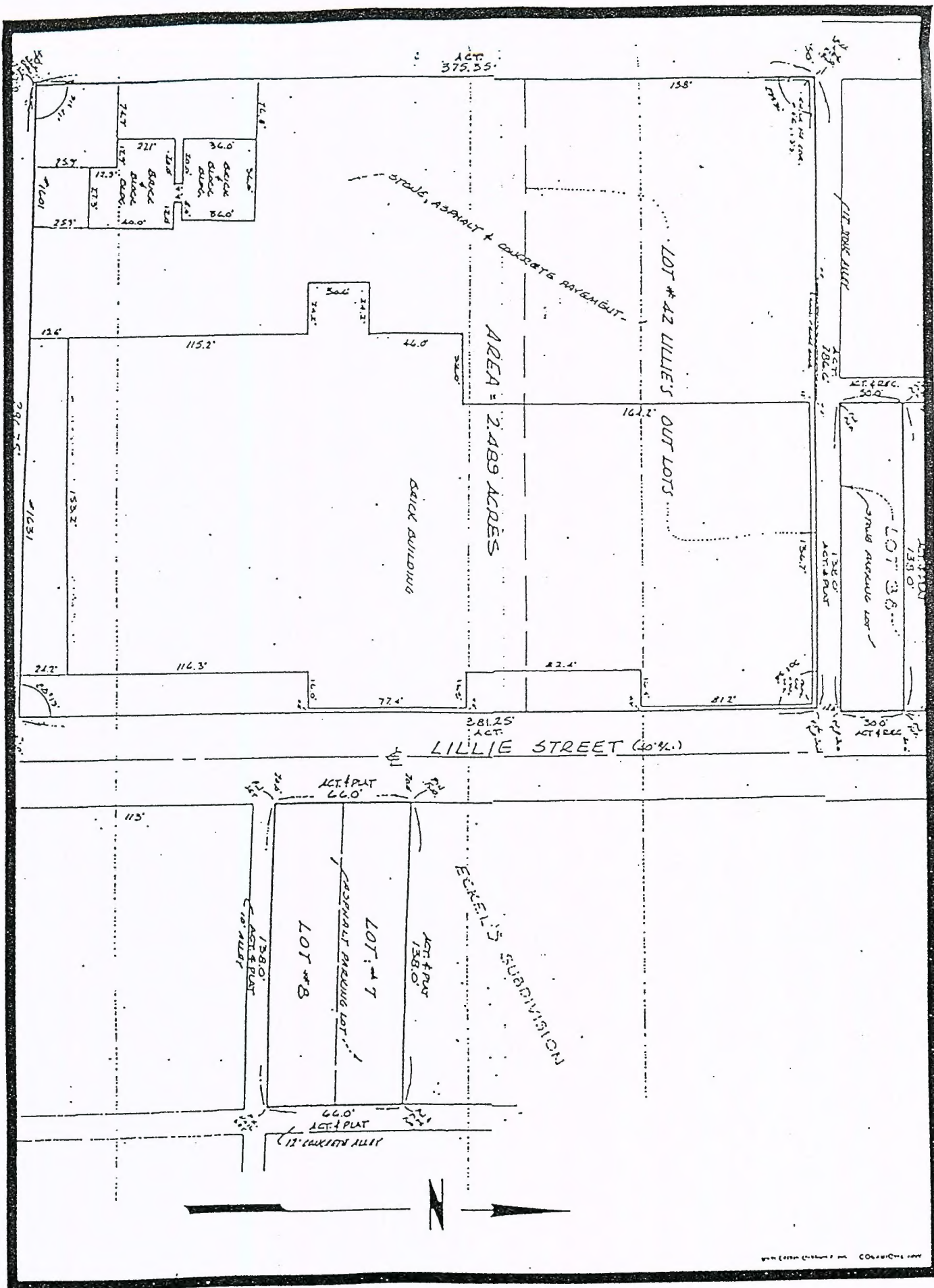
BY: Z. K. TAZIAN ASSOCIATES, INC.  
345 W. WAYNE ST., FORT WAYNE, IND.

FOR: COCA-COLA BOTTLING COMPANY OF FT.W., IND.  
& DUNBRU REALTY CO.

DRAWING NUMBER  
PO-136



## Survey



Read the first time in full and on motion by Crawford,  
and duly adopted, read the second time by title and referred to the Committee on Annexation, (and the City Plan Commission for recommendation)  
and Public Hearing to be held after due legal notice, at the Common Council Conference  
Room 128, City-County Building, Fort Wayne, Indiana, on Tuesday,  
the 13th day of May, 19 97 at 5:30  
o'clock P. M., E.S.T.

DATED: 4-22-97

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Wendy E. Ewing,  
and duly adopted, placed on its passage. PASSED  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 5-13-97

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana,  
as (ANNEXATION) ~~(APPROPRIATION)~~ (GENERAL) (SPECIAL)

(ZONING) ~~ORDINANCE~~ RESOLUTION NO. R-25-97  
on the 13th day of May, 19 97

ATTEST: Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

SEAL

Thomas P. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the  
14th day of May, 19 97  
at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day  
of May, 19 97, at the hour of 1:00  
o'clock P. M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Declaratory resolution requesting the designation of an Economic Revitalization Area at 1631 East Pontiac Street for Alconex Specialty Products, Inc. Alconex intends to purchase \$2,200,000 in new manufacturing equipment allowing it to continue to extrude magnet wire for electrical transformers. The additional equipment is expected to result in the retention of 23 employees at an average salary of \$33,565 and the creation of 12 new full-time positions at an average salary of \$25,000.

EFFECT OF PASSAGE Would allow company to phase-in new property taxes resulting from its investment, to continue its expansion in the magnet wire drawing business, retain 23 employees and add 12 new employees.

EFFECT OF NON-PASSAGE Company would be forced to pay the full property tax increase at a time when cash flow is worst. This could result in the project not being completed and the subsequent benefits would be negated.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) ANTICIPATED FIRST YEAR TAX SAVINGS \$27,120

ASSIGNED TO COMMITTEE (PRESIDENT) John Crawford

BILL NO. R-97-04-16

REPORT OF THE COMMITTEE ON FINANCE

JOHN N. CRAWFORD - DONALD J. SCHMIDT - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM  
WAS REFERRED AN (ORDINANCE) XXXXXXXXXX (RESOLUTION) designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known as 1531 East Pontiac Street, Fort Wayne, Indiana (ALCONEX SPECIALTY  
PRODUCTS, INC.)

HAVE HAD SAID (ORDINANCE) XXXXXXXXXX (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(ORDINANCE) XXXXXXXXXX (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*John N. Crawford*

*Donald J. Schmidt*

*Charles H. Hulse*

*Robert J. Hulse*

*Mark A. Hulse*

*Mark A. Hulse*

*Thomas Hulse*

*Clarence R. Edmonds*

DATED: 5-13-97.

Sandra E. Kennedy  
City Clerk





## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221

SANDRA E. KENNEDY, CITY CLERK

April 28, 1997

Ms. Connie Lambert  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of May 2, 1997,  
in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Notice of a Public Hearing  
(Bill No. R-97-04-15 & R-97-04-16)  
Revitalization Area

Please send us 3 copies of the Publisher's Affidavit from both  
newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-97-04-15 AND R-97-04-16)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 4/22/97,  
DATE  
DESIGNATING PROPERTY AT 1631 East Pontiac Street, Fort Wayne, Indiana,  
(ALCONEX SPECIALTY PRODUCTS, INC.)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED  
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER  
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND  
CONFIRMED OR RESCINDED ON Tuesday, May 13, 1997, at 5:30 o'clock P.M.,  
DATE, TIME & PLACE  
at the Common Council Conference Room 128, 1st Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)  
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD  
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN  
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND  
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"  
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY  
(219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE  
MEETING.

SANDRA E. KENNEDY  
CITY CLERK



ALLEN COUNTY BOARD OF COMMISSIONS  
(Governmental Unit)

To: The News-Sentinel Dr.  
P.O. Box 100  
Fort Wayne, IN

ALLEN County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

28 lines, 1 columns wide equals 28 equivalent lines  
at .364 cents per line

\$ 10.19

Additional charge for notices containing rule or tabular work  
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

\$ 19.19

DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Linda Ruch

Date: MAY 7th, 19 97

Title: Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned LINDA L RUCH who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

5-2-97

Linda Ruch

Subscribed and sworn to before me this 7th day of MAY, 19 97.

Mary L Schneider  
Notary Public

MARY L SCHNEIDER  
NOTARY PUBLIC STATE OF INDIANA  
ALLEN COUNTY

My commission expires:

MY COMMISSION EXP JUNE 14, 1997

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

RESOLUTIONS NO. R-97-04-15 AND R-97-04-16)  
NOTICE IS HEREBY GIVEN THAT THE COMMON  
COUNCIL OF THE CITY OF FORT WAYNE, INDI-  
ANA, APPROVED A RESOLUTION ON 4/22/97  
DESIGNATING PROPERTY AT 1631 East Pontiac  
Street, Fort Wayne, Indiana, (ALCONEX SPECIAL-  
TY PRODUCTS, INC.) AN ECONOMIC REVITAL-  
IZATION AREA. A DESCRIPTION OF THE AFFECT-  
ED AREA CAN BE INSPECTED IN THE COUNTY  
SESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC  
HEARING ON WHETHER THE ABOVE DESCRIBED  
RESOLUTION SHOULD BE CONFIRMED, MODI-  
FIED AND CONFIRMED OR RESCINDED ON Tues-  
day, May 13, 1997, at 5:30 o'clock P.M., at the  
Common Council Conference Room 128, 1st Floor,  
City-County Building, One Main Street, Fort Wayne,  
Indiana.

IF CONFIRMED, SAID DESIGNATION SHALL CON-  
TINUE FOR ONE (1) YEAR AFTER CONFIRMA-  
TION.

ALL INTERESTED PERSONS ARE INVITED TO AT-  
TEND AND BE HEARD AT THE PUBLIC HEARING.  
"REASONABLE ACCOMMODATIONS" FOR PER-  
SONS WITH A KNOWN DISABLING CONDITION  
WILL BE CONSIDERED IN ACCORDANCE WITH  
STATE AND FEDERAL LAW. ANY PERSON NEED-  
ING A "REASONABLE ACCOMMODATION"  
SHOULD NOTIFY PUBLIC INFORMATION OFFICE  
(219) 427-1120, TTY (219) 427-1200, AT LEAST  
SEVENTY-TWO (72) HOURS PRIOR TO THE  
MEETING.

SANDRA E. KENNEDY  
CITY CLERK  
412411



~~ALLEN COUNTY BOARD OF COMMISSIONS~~  
(Governmental Unit)

To:

The Journal-Gazette

Dr.

P.O. Box 100

Fort Wayne, IN

ALLEN County, Indiana

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

## COMPUTATION OF CHARGES

28 lines, 1 columns wide equals 28 equivalent lines  
at .364 cents per line

\$ 10.19

Additional charge for notices containing rule or tabular work  
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

\$ 10.19

## DATA FOR COMPUTING COST

Width of single column 12.5 emsNumber of insertions 1Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: MAY 7th, 19 97Title: Clerk

## PUBLISHER'S AFFIDAVIT

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned LINDA L RUCH who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time 5-2-97, the dates of publication being as follows:

Subscribed and sworn to before me this 7th day of MAY, 19 97.

Notary Public

My commission expires: NOTARY PUBLIC STATE OF INDIANA

MY COMMISSION EXP JUNE 14, 1997

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

RESOLUTIONS NO. R-97-04-15 AND R-97-04-16)  
NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 4/22/97 DESIGNATING PROPERTY AT 1631 East Pontiac Street, Fort Wayne, Indiana, (ALCONEX SPECIALTY PRODUCTS, INC.) AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.  
COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED OR RESCINDED ON Tuesday, May 13, 1997, at 5:30 o'clock P.M., at the Common Council Conference Room 128, 1st Floor, City-County Building, One Main Street, Fort Wayne, Indiana.  
IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1) YEAR AFTER CONFIRMATION.  
ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING. "REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION" SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219) 427-1120, TTY (219) 427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING.

SANDRA E. KENNEDY  
CITY CLERK  
412411